

**CITY OF MURFREESBORO**  
**HISTORIC ZONING COMMISSION**

Regular Meeting February 15, 2022  
3:30 PM, Council Chambers, City Hall

- I. Call to Order and determination of a quorum
- II. Approve Minutes of the Regular Meeting on January 18, 2022
- III. New Business
  - a. **H-22--003: 119 Cherry Lane, Melinda Haines -**  
Replace existing roof of existing single-family residence with designer architectural shingles and requesting to replace existing rubber material over the veranda with standing seam metal roofing.
- IV. Staff Reports and Other Business
- V. Adjourn

**City of Murfreesboro**  
**Historic Zoning Commission**  
**Staff Comments**  
**Regular Meeting: February 15, 2022**

**New Business:**

- a. H-22-003 119 Cherry Lane, Melinda Haines** – Replacing existing architectural asphalt shingle roof with a designer architectural asphalt shingle roof and requesting to replace rubber material over veranda with standing seam metal roofing for an existing single-family residence.





This property is located on the west side of Cherry Lane at 119 Cherry Lane. It contains approximately 0.39 acres and is developed with a single-family dwelling. The property is zoned RS-10 (Single-Family Residential District 10) and H-1 (Historic Zoning Overlay District). It is also located in the CCO (City Core Overlay) district. (Amelia: See suggested re-wording of the next sentence for improved flow.) The subject property is an Italian Villa, 2-story brick home with a Tuscan tower and gable roofing, the home was constructed circa 1870. This house is listed as a contributing structure in the East Main Historic District and the National Register of Historic Places.

The owner of the subject property, Melinda Haines, is removing the existing 20-year-old asphalt shingle roof on the main house due to life expectancy and replacing it with GAF Camelot II designer, antique slate colored shingles. Also, the applicant is requesting approval to replace the existing rubber roof material on the flat veranda roof with charcoal colored standing seam metal roofing material.

Photographs of the home as well as neighboring properties on both sides of the subject property and replacement roofing materials are included in the agenda.

The applicant will be in attendance at the meeting in order to answer any questions the Commission may have regarding the request.



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## HZC Application Fees Certificate of Appropriateness

HZC Application (Goes to Meeting) . . . . . \$150.00  
HZC Application (Admin Approval) . . . . . \$ 75.00

To initiate a Historic Zoning Commission Application, an applicant must submit the following:

1. A completed HZC Application Certificate of Appropriateness (below).
2. A non-refundable application fee (prices listed above).
3. Meet with HZC Planner about application.

To be completed by applicant:

Date: January 31, 2022

Owner: Melinda Haines

Owner's Address: 119 Cherry Lane, Murfreesboro, TN 37130 Phone: 615-308-1575

Address of Property (if different than above) \_\_\_\_\_

Current Use: Personal Residence

Describe property / structure (e.g. architectural style, date of construction, condition of structure, history of structure, if known, etc.)

"Oakhurst" was built in 1880 by Leland Jordan in the Italian Villa Style. The farmhouse was on 128 acres; it's address at the time was Woodbury Highway, Rutherford County.

The house was originally constructed in a two story ell-shape with a three story central tower dominating the front. Several additions were made throughout the years including an interior bathroom, a bedroom, extension of the verandah and enclosing the area between the detached kitchen and house. "Oakhurst" went through other changes its history including subdividing the acreage in the 1900s, becoming six apartments in the 1920s then restored the early 1980s.

Is this a "contributing" structure? Yes X No \_\_\_\_\_

Is the property or structure listed on the National Register of Historic Places? Yes APTA No \_\_\_\_\_

Check proposed action(s):

X Alteration \_\_\_\_\_ Addition \_\_\_\_\_ Demolition \_\_\_\_\_ New Construction  
\_\_\_\_\_ Exterior Repairs / Maintenance (No Appearance Changes)

Description of the work to be performed on the property:

The work to be performed is to replace a twenty-year old roof that has passed its twenty years of usefulness. In addition the roof has sustained twenty years of storms, ice and hail.

The existing roof shingles are brown, the proposed roof shingles will be a dark grey. The rolled roofing over the verandah and back porch will be replaced with a standing seam metal roof.

Provide: Photographs, scaled drawings of the plans, elevations and materials to assist the Commission in deciding

~~Architect:~~ Roofer : Whitaker's Roofing

Address: 524 N University Street, Murfreesboro TN 37130 Phone: 615-424-1622

Contractor: Boone Whitaker

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Is there an application relevant to this property and the subject of modifications or improvements pending or contemplated before the Board of Zoning Appeals, Planning Commission or City Council?

       Yes               x        No

If yes, please specify: \_\_\_\_\_

Who will represent the owner at the Historic Zoning Commission meeting?

Note: The representative needs to be present at the meeting to answer questions and should have the authority to commit the owner to make changes suggested or required by the Historic Zoning Commission.

Name: Melinda Haines Phone: 615-308-1575

Address: 119 Cherry Lane, Murfreesboro, TN 37130

Title or Relationship to Owner: Same

**Information:**

There will be two inspections **prior** to completion of the Certificate of Appropriateness. One near midway of the project and one at the completion of the project. Call 615-893-6441 at least two working days prior to each the inspection. Upon completing the project, according to the application, the owner will receive a copy of the Certificate of Appropriateness in the mail.

Please complete these forms and submit them to the Planning Department by 3:00 p.m. on the submittal date indicated on the HZC yearly calendar.

Approvals for Certificates of Appropriateness allow six months to begin construction. If work has not commenced with that timeframe, the approval will be expired.

SIGNATURE OF OWNER: Melinda Ann Haines

SIGNATURE OF AGENT (when applicable): \_\_\_\_\_

\*\*\*\*\*For Office Use Only\*\*\*\*\*

Date received: 2/1/22 Receipt #: 530120 Amt Paid: \$150. HZC #: \_\_\_\_\_





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Premium Color Blends!  
(see inside)





*Camelot® II Shingles complete a home  
with their classic, artisan-crafted look –  
at a surprisingly affordable price.*

## FACT:

**Your roof can represent  
up to 40% of your home's  
“curb appeal.”**

Now, you can improve its looks and even its resale value with Camelot® II Shingles from GAF. Designed to complement your home's exterior color scheme, Camelot® II Lifetime Designer Shingles can give your home that luxury look without breaking your budget.

Designed after our top-of-the-line Camelot® Lifetime Designer Shingles, Camelot® II Shingles offer a luxury look for only pennies-a-day more than standard architectural shingles. And they're backed by a Lifetime Ltd. warranty\* from GAF, North America's largest roofing manufacturer.

Camelot II's custom color palette, designed exclusively for GAF by color industry expert Patricia Verlodt, features subtle blends with contrasting colors that are designed to enhance your home's exterior and give it unexpected depth and beauty.

So your roof will not only last — it'll be the talk of the neighborhood!



\* See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

\*\* Camelot II® Shingles have earned the prestigious Good Housekeeping Seal (applicable in U.S. only).

**Note:** It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





## *Antique Slate*

*Captures the traditional look of slate; it's a cool gray hue that pairs well with cool companion colors. It also adds a rich look to light brick exteriors.*



U.S. Only

**Note:** It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.







## Camelot® II Lifetime Designer Shingles Offer You These Great Benefits:

- **Affordable Luxury...**  
Camelot® II Shingles are only a fraction of the cost of traditional slate or wood shakes
- **Sophisticated Design...**  
Artisan-crafted shapes combined with a dimensional design result in a sophisticated beauty unmatched by typical shingles
- **Custom Color Palette...**  
Specially formulated color palette is designed to accentuate the shingle's natural appeal
- **High Performance...**  
Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit [gaf.com/aps](http://gaf.com/aps) to learn more)
- **StainGuard® Algae Protection...**  
Helps ensure the beauty of your roof against unsightly blue-green algae!
- **Highest Roofing Fire Rating...**  
UL Class A, Listed to ANSI/UL 790
- **Stays In Place...**  
Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h)!<sup>2</sup>
- **The Ultimate Peace Of Mind...**  
Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years<sup>3</sup>
- **Perfect Finishing Touch...**  
For the best look, use Timbertex® Premium Ridge Cap Shingles with StainGuard® algae protection or Ridglass® Premium Ridge Cap Shingles<sup>4</sup>



U.S. Only



<sup>1</sup> StainGuard® algae protection and 10-year limited warranty against blue-green algae discoloration available only on shingles sold in packages bearing the StainGuard® logo. See *GAF Shingle and Accessory Ltd. Warranty* for complete coverage and restrictions.

<sup>2</sup> This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

<sup>3</sup> See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

<sup>4</sup> These products are not available in all areas. See [www.gaf.com/ridgecapavailability](http://www.gaf.com/ridgecapavailability) for details.

# Exploring Shingle Styles and Colors

with Nancy Fire



## Nancy Fire, Co-Founder and Creative Director of Design Works International, has defined an exciting trend — taking the Inside Out.

Nancy states, "As homeowners spend more time outside of their homes, they want to extend their interior style and sensibility — whether that be elegant, traditional, or more contemporary — to their outdoor living spaces that include the yard, the deck, and the roof.

"Your roof is a decision with a long-term impact. So make shingle, roofing style, and color choices that will complement your home and your personal style, providing you with years of comfort and satisfaction."



*The color and style of your shingle are important! They go hand in hand when considering what shingle to use on your roof. After all, your roof represents up to 40% of your home's curb appeal, so it will always have a big impact on your home's overall look.*

*Choosing colors for your home's exterior is fun and exciting — and it's also a very significant decision. Remember, the color palette you select won't change with the seasons; it's going to be part of your home for the long term. So whether you like bolder colors that make a statement or you prefer more subtle, softer tones, you want to be sure that the palette you choose today is one that you'll still enjoy on your home years from now.*

- Consider how much of your roof is visible from the street. Many times, larger roofs look more inviting using neutral tones while smaller roofs can be a bit more colorful, with more unique patterns.

- For a more traditional color palette, use tones of a color to incorporate a more subdued style into the exterior of your home. A neutral roof color creates the perfect backdrop for other colors.

- For a more contemporary design statement, try bringing attention to the top of your home (such as, using a red roof on a gray house) while coordinating trees and shrubs in the yard that will extend your roof color to your outdoor space (in this instance, like the Red Leaf Maple).

*When it comes to choosing the style of your roof shingle, there's no such thing as right and wrong — there's only what works best for you and for your home. Certain elements, such as the size and pitch of your roof, can help determine what shingle style will better complement your home's exterior. Today, there are many types of shingle profiles and patterns available to help you differentiate your roof. Decide the statement you want to make, and embrace it!*

- Color and texture add dimension to any home. In choosing your exterior shingle style, remember the importance of curb appeal in making these choices.

- The architectural style of your home is a key component when choosing a shingle style. A Colonial house, for example, might look best with a shingle that features a cleaner, more defined line, while a Victorian home could use a shingle with a more intense hue or a more elaborate and detailed design.

- A large roof surface is much like a blank canvas, giving you almost limitless possibilities for making a dramatic change in the look of your home's exterior. But smaller roofs or roofs with more variations in pitch also offer great opportunities, allowing the incorporation of more unique designs or patterns.

*Above all, choose the shingle color and shingle style that make you feel the most comfortable. It's your home, your personality, your lifestyle. The final decision should reflect that — and do so beautifully!*





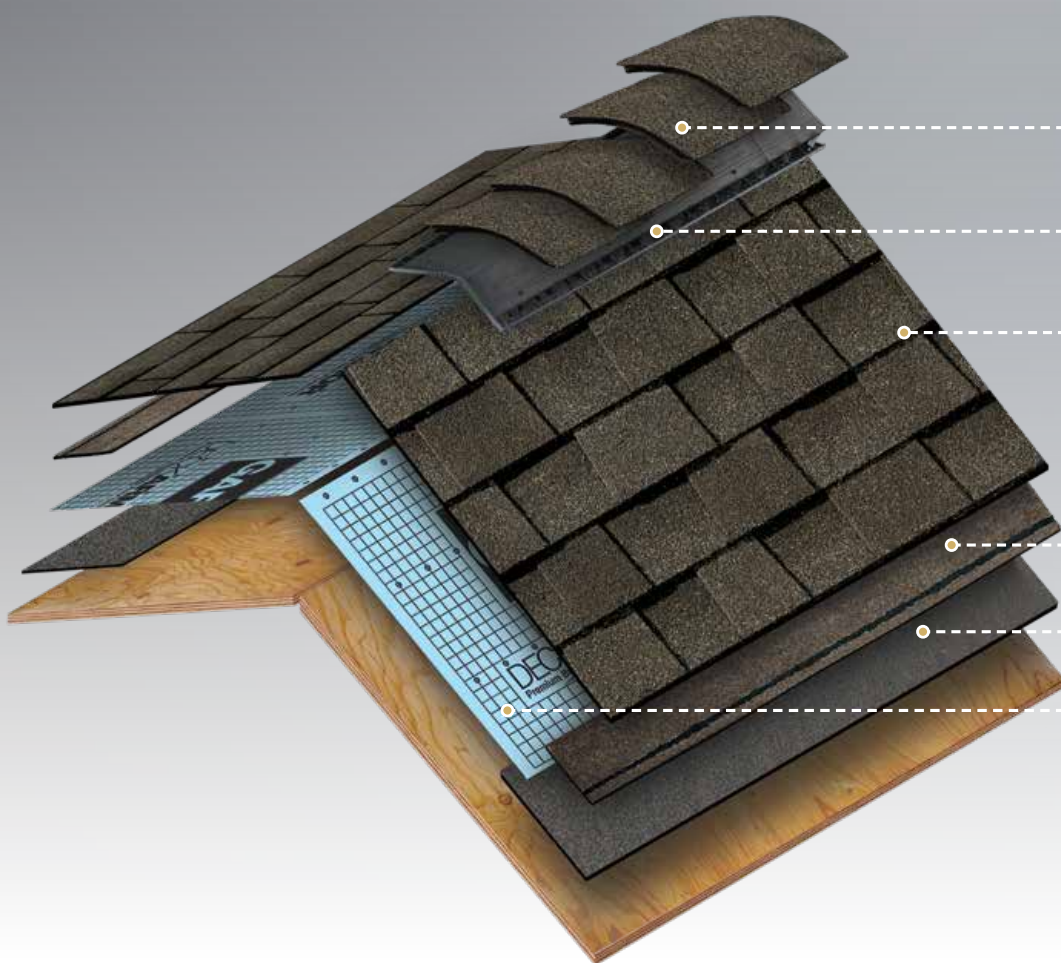
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LIFETIME\*

# ROOFING SYSTEM

When you install any GAF Lifetime Shingle and at least 3 qualifying GAF accessories, you'll automatically get a Lifetime Ltd. warranty on your shingles and all qualifying GAF accessories.\*

## Durable Protection. Lasting Beauty.



### Ridge Cap Shingles

The finishing touch that helps defend against leaks at the hips and ridges



### Cobra® Attic Ventilation

Helps reduce attic moisture and heat



### Lifetime Shingles\*

Beautify & protect for years to come



### Starter Strip Shingles

Helps guard against shingle blow-offs



### Leak Barrier

Helps prevent leaks caused by wind-driven rain and ice dams



### Roof Deck Protection

Helps shield the roof deck from moisture infiltration



\*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime Ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.

To learn more about why Advanced Protection® Shingles are your best choice, visit [gaf.com/APS/](http://gaf.com/APS/).

The GAF Lifetime Roofing System has earned the prestigious Good Housekeeping Seal (applicable in U.S. only).

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972-851-0500

**WEST**  
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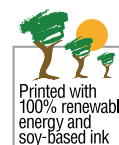
**CANADA**  
855-492-8085

**WORLD HQ**  
973-628-3000

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## Camelot® II Specs

**ABOUT** ([HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/DESIGNER/VALUE-COLLECTION/CAMELOT-II](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/designer/value-collection/camelot-ii))

**SPECS** ([HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/DESIGNER/VALUE-COLLECTION/CAMELOT-II/SPECIFICATIONS](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/designer/value-collection/camelot-ii/specifications))

**DOCS** ([HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/DESIGNER/VALUE-COLLECTION/CAMELOT-II/DOCUMENTS](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/designer/value-collection/camelot-ii/documents))

**VIDEOS** ([HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/SHINGLES/DESIGNER/VALUE-COLLECTION/CAMELOT-II/VIDEOS](https://www.gaf.com/en-us/roofing-products/shingles/designer/value-collection/camelot-ii/videos))

### SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

<b>AWARDS &amp; RECOGNITION</b>	Good Housekeeping Rated
<b>\$ - \$\$\$\$</b>	\$\$\$\$
<b>DURABILITY &amp; TOUGHNESS</b>	Advanced Protection Shingle with GAF Dura Grip Adhesive
<b>EXPOSURE</b>	7 1/2" (190.5 mm)
<b>EXTREME WEATHER IMPACT RATED</b>	No
<b>FIRE RATING</b>	Highest Rating - Class A
<b>MATERIAL</b>	Fiberglass Asphalt Construction
<b>WIND WARRANTY</b>	130 mph
<b>WIND RATING</b>	130 mph
<b>SHINGLE STYLE</b>	Slate Look
<b>SHINGLE TYPE</b>	Designer Shingles
<b>APPROX. NAILS/SQ</b>	280
<b>AWARDS &amp; RECOGNITION:</b> Good Housekeeping Rated	
<b>\$ - \$\$\$\$:</b> \$\$\$\$	
<b>DURABILITY &amp; TOUGHNESS:</b> Advanced Protection Shingle with GAF Dura Grip Adhesive	
<b>EXPOSURE:</b> 7 1/2" (190.5 mm)	
<b>EXTREME WEATHER IMPACT RATED:</b> No	
<b>FIRE RATING:</b> Highest Rating - Class A	
<b>MATERIAL:</b> Fiberglass Asphalt Construction	
<b>WIND WARRANTY:</b> 130 mph	
<b>WIND RATING:</b> 130 mph	





BLACK \*



ALAMO WHITE \* / POLAR \*



LIGHT STONE



TAN



ASH GRAY



PEWTER GRAY \*



OCEAN BLUE



RUSTIC RED



BROWN



BURGUNDY



HUNTER GREEN



BRITE RED



GALLERY BLUE



CHARCOAL

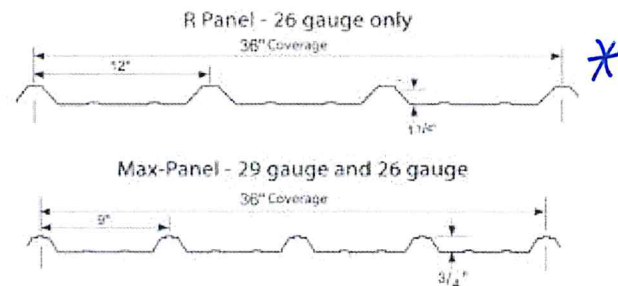


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Paint for all colors provided by **valspar**

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\* Available in 26 gauge only

Colors may vary slightly from samples



GALVALUME



BRILLIANT WHITE \*



COPPER METALLIC \*



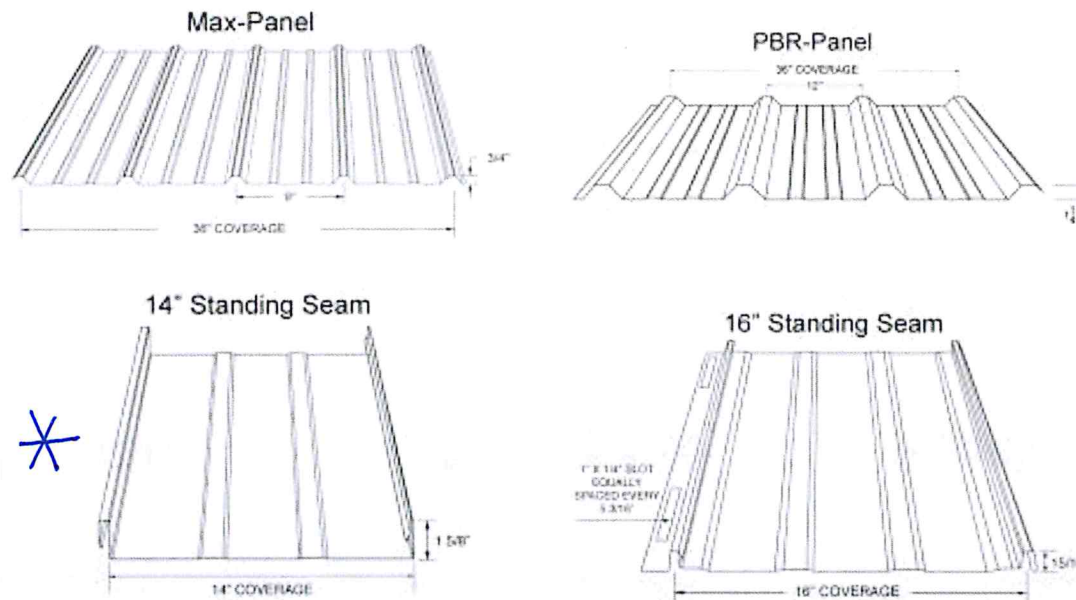
BURNISHED SLATE



FERN GREEN



# Panel Profiles

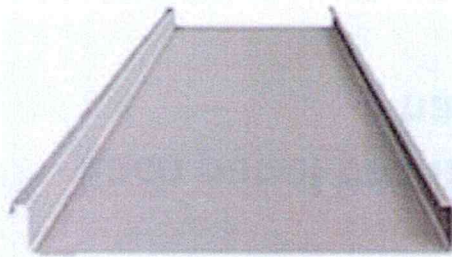


Each panel profile serves a specific purpose/function or has a certain visual appeal.





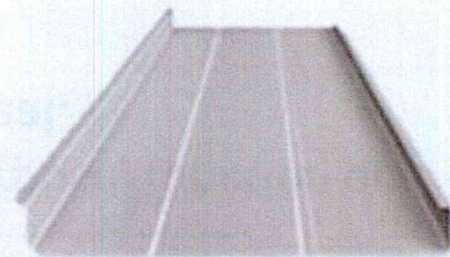
# Panel Profiles



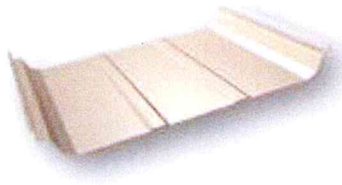
Flat pan



Striated ✕



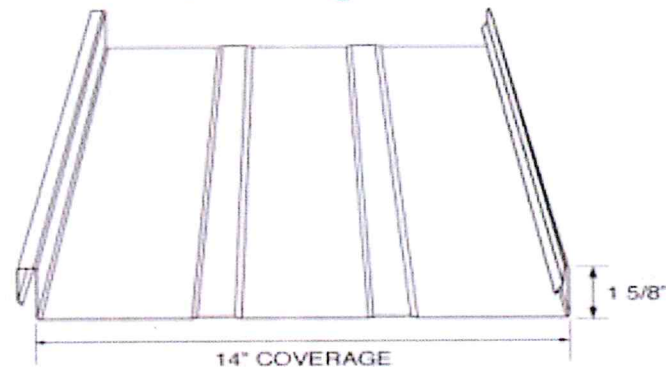
Pencil Rib



# Standing Seam

## Max Seam

14" Standing Seam



MetalMax runs a vertical leg SS panel that snaps together. We can run it here in the plant to be packaged and delivered or we can job-site roll form the panel.

















**MINUTES  
OF THE CITY OF MURFREESBORO  
HISTORIC ZONING COMMISSION**

**City Hall, 111 W. Vine Street, Council Chambers**

**JANUARY 18, 2022, 3:30 PM**

**Members Present:**

David Becker, Vice-Chair  
Gib Backlund  
Deborah Belcher  
Chase Salas  
Marimae White

**Staff Present:**

Matthew Blomeley, *Assistant Planning Director*  
Amelia Kerr, *Planner*  
Katie Driver, Staff Attorney  
Serena Harris, Recording Assistant

**Absent:**

Jim Thompson, Chairman  
Bill Jakes  
Linda Anderson  
Jeff Davis

**1. Call to order:**

Vice-Chair Becker called the meeting to order at 3:30 pm.

**2. Determination of a quorum:**

Vice-Chair Becker determined that a quorum was present.

**3. Consideration of Minutes:**

Vice-Chair Becker noted that the minutes show a typo listing Linda Anderson's name twice.

With there being no objection by any of the Board members, the minutes of the December 21, 2021, Historical Zoning Commission meeting was approved as submitted, apart from the typo.

**4. New Business:**

- a. Zoning application [2022-H-001] requesting to replace the existing slate roof with architectural shingles of an existing single-family residence at 2255 Middle Tennessee Boulevard. (Project Planner: Amelia Kerr):**



# MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

January 18, 2022

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Amelia Kerr presented the Staff Comments regarding this Item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Fletcher Holland, general contractor of PO Box 12391, Murfreesboro, TN 37129 came to the podium to address questions from the Commission.

There being no further discussion, Chase Salas moved to approve the application, subject to all staff recommendations; The motion was seconded by Marimae White, and upon roll call the motion was approved by the following vote:

Aye: Gib Backlund  
Deborah Backlund  
Chase Salas  
Marimae White  
David Becker, Vice-Chair

Nay: None

**b. Zoning application [2022-H-002] requesting an exterior remodel of an existing single-family residence at 444 East College Street. (Project Planner: Amelia Kerr):**

Amelia Kerr presented the Staff Comments regarding this Item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Brad Chambers, applicant of 444 East College St, Murfreesboro, TN 37129 came to the podium to address questions from the Commission.

The following changes were reviewed:

1. Remove previously installed second entry door (for duplex) and replace with a window in original location.
2. Remove existing aluminum siding, trim, soffit, gutter fascia and replace with white smooth LP Smartside engineered wood siding.
3. Add a red brick base of building around the house.
4. Replace gutters with 4" white gutters.
5. Replace roof with either white metal standing seam roof or black shingle as currently exists.

# **MURFREESBORO HISTORIC ZONING COMMISSION MINUTES**

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- a. Applicant inquired about installing metal backing on the front of the home over the porch with the remaining of the home, black shingle.

Gib Backlund expressed the roof should be consistent with the whole structure having the same type of roof. Mr. Backlund stated that per the guidelines, the roof should match what was historically present. Mr. Backlund added that the hybrid shingle application is not likely historic. Specific colors are not a requirement, as the home was built in 1900 and the original color is unknown.

Then Mr. Chambers stated he has no issue installing all black shingles.

6. All existing window and door wooden casings are to remain.
7. Replace all windows with wood windows:
  - a. Amelia Kerr stated applicant will provide product information for administrative approval prior to issuance of building permit
8. Remove metal storm door and front wooden door is to remain.
9. Replace front columns with square tapered columns with bottom and top caps, these will be handmade (the product information in the file is for size and style reference only).
  - a. Brad Chambers stated he intends to add square columns, 9-12" in width & depth, with a slightly large cap. Mr. Chambers added that he'd like to add exterior MDF board and paint them white.
10. Add 2 hanging lighting fixtures and 2 fixtures attached on front porch.
11. Add concrete cap to existing steps and sidewalk to street sidewalk.
12. Wooden front porch floor to be pressure washed and stained.
13. Repair chimney brick and replace cap.

There being no further discussion, Marimae White moved to approve the application, subject to all staff recommendations; The motion was seconded by Chase Salas, and upon roll call the motion was approved by the following vote:

Aye: Gib Backlund  
Deborah Backlund  
Chase Salas  
Marimae White  
David Becker, Vice-Chair



# **MURFREESBORO HISTORIC ZONING COMMISSION MINUTES**

**January 18, 2022**

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Nay: None

## **6. Staff Reports and Other Business:**

None

## **7. Adjourn.**

Gib Backlund moved to adjourn the meeting; the motion was seconded by Chase Salas; there being no further discussion upon roll call, the meeting was adjourned at 3:56 p.m. by the following vote:

Aye: Gib Backlund  
Deborah Backlund  
Chase Salas  
Marimae White  
David Becker, Vice-Chair

Nay: None

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VICE-CHAIR

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SECRETARY